

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – September 17, 2009

Members Present: Dave Grabowski, Chairperson; Gary Rosenbaum, Vice-Chair; Tammy CitaraManis; Paul Yelder; Linda Dombrowski

Members Absent: None

DPZ Staff Present: Marsha McLaughlin; Lisa Kenney, William Mackey, Randy Clay, Kent Sheubrooks

Mr. Grabowski opened the public meeting at approximately 6:15 p.m.

Mr. Rosenbaum left the meeting at approximately 7:20 p.m.

SDP-10- 002 G & R Maple Lawn, LLC & Baltimore Wash Conference United Methodist Church

Presented By: Kent Sheubrooks

Petition: **Maple Lawn Farms, Business District, Area 1, Parcels “C-24” and “C-25”, and Westside District, Area 1, Parcel “B-2”, Office Building No. 2A and Associated Parking Area Improvements**

For approval of a site development plan for the construction of a three story office building and associated parking area improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The project site is situated on 7.1 acres of land zoned "MXD-3" (Mixed Use Development) and is located on the west side of Maple Lawn Boulevard and the east side of Westside Boulevard in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner's Representative: Carl Gutschick, Esq.

Mr. Sheubrooks gave an overview of the plan to construct an office building and parking lot for the Baltimore Washington Conference United Methodist Church. He explained the uses on adjacent parcels as well as a brief history of the subject parcel. Mr. Sheubrooks stated that the plan satisfies the Planning Board criteria and is recommended for approval.

Rev. Brian Os representing the Clarksville United Methodist Church stated that the new building would house the Church's regional headquarters. He explained that the headquarters would be the oversight for regional churches, provide training for pastors as well as hold conferences. The Reverend stated that the building would preserve 60 jobs currently located in Howard County as well as create 5 to 10 new jobs.

Mr. Yelder questioned the size of the conferences to be held and the Reverend answered that the conference rooms would hold a maximum of 250 individuals.

Motion:

Ms. CitaraManis motioned to approve SDP-10-002 pursuant to the recommendation from staff for approval. Ms. Dombrowski seconded the motion.

Discussion:

Ms. CitaraManis stated they met the criteria, staff laid out sufficient support

The Board Members agreed with Ms. CitaraManis.

Vote:

4 Yea

0 Nay

The Motion was carried.

SDP-09-063 Howard County Department of Public Works

Presented By:

Kent Sheubrooks

Petition:

**Maple Lawn Farms, Hillside District, Area 4, Open Space Lot 341,
Capital Project No. W8280, Maple Lawn Pump Station**

For approval of a site development plan for the construction of a public water pump station and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The project site is situated on 0.47 acres of land zoned "MXD-3" (Mixed Use Development) and is located on the west side of Maple Lawn Boulevard and Tuckahoe Court in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation:

Approval

Petitioner's Representative:

Don Lieu, DPW

Mr. Sheubrooks gave an overview of the plan to construct a public water pump station for the Hillside District of Maple Lawn Farms. He stated that the plan met the Planning Board criteria and made note that extra landscaping was included in the plan due to the projects proximity to future residential development.

Don Lieu of Howard County Department of Public Works stated that the project is a Capital Project and is needed for domestic water service as well as fire protection.

Ms. Dombrowski questioned the projects proximity to environmentally sensitive areas and Mr. Sheubrooks explained that planned reforestation will act as a buffer between the station and Hammond Branch.

Motion:

Ms. Dombrowski motioned to approve SDP-09- pursuant to the technical staff report. Mr. Yelder seconded the motion.

Discussion:

Ms. Dombrowski stated that the plan meets all the criteria and she was pleased with the Developer's foresight with regards to the landscaping and forest conservation.

The Board Members agreed with Ms. Dombrowski

Vote:

4 Yea

0 Nay

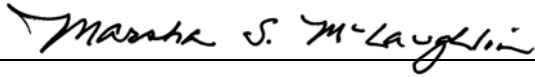
The Motion is carried.

Special Subjects:

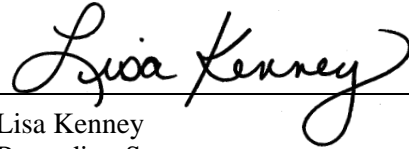
1. The Board held their elections where Ms. CitaraManis nominated Ms. Dombrowski as the Chairperson with a majority vote. Ms. CitaraManis nominated Mr. Grabowski as the Vice-Chairman with a majority vote.

2. The Board held a public worksession to vote on their recommendations for the General Plan Amendment for Downtown Columbia and make a recommendation on ZRA 113.
3. The Board discussed their pending case docket and future schedule.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 8:45 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary